

MINUTES OF MEETING OF STATE BUILDING COMMISSION

MAY 9, 2002

The State Building Commission met this day at 10:00 a.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

10:15 a.m.	Department of Environment and Conservation
10:16 a.m.	Department of Health
10:18 a.m.	Department of Agriculture
10:19 a.m.	Tennessee Board of Regents
10:37 a.m.	Military Department
11:07 a.m.	Department of Finance and Administration
11:08 a.m.	State Building Commission

Dr. Wendy Long

Vice Chancellor David Gregory
General Jackie D. Wood

STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate
Jimmy Naifeh, Speaker of the House of Representatives
C. Warren Neel, Commissioner, Department of Finance and Administration
Steve Adams, State Treasurer
John G. Morgan, Comptroller of the Treasury
Riley Darnell, Secretary of State

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Don Sundquist

STATE BUILDING COMMISSION STAFF PRESENT

Michael A. Fitts, State Architect
Georgia Martin, Administrative Assistant

OTHERS PRESENT

Larry Kirk, Department of Finance and Administration
Sharon Willis, Department of Finance and Administration
Mark Wood, Secretary of State's Office
Janie Porter, Attorney General's Office
Col. Greg Phelps, Military Department
Keith Robinson, Tennessee Board of Regents
Jerry Preston, Tennessee Board of Regents
George Brummett, Department of Finance and Administration
Pat Haas, Comptroller's Office
Nancy Blevins, Department of Finance and Administration
Dennis Raffield, THEC
Cliff Steger, Department of Finance and Administration
Peggy Wilson, Department of Health
Newell Sellers, Department of Health
Ann Butterworth, Comptroller's Office
Duane Hawkins, Department of Finance and Administration

Lieutenant Governor Wilder called the meeting to order at 10:15 a.m. and requested action on the following projects as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

FALL CREEK FALLS STATE PARK, SPENCER, TENNESSEE

- 1) The Commission deferred action on a request for **Replacement of Cabin** at the landside cabins at Fall Creek Falls State Park, and selection of a designer to design and supervise the project.

Estimated Project Cost: \$103,600.00
SBC Project No. 126/036-01-02

EDGAR EVINS STATE PARK, DEKALB COUNTY, TENNESSEE

- 1) The Commission deferred action on a request for **ADA Compliance** at Edgar Evins State Park, DeKalb County, Tennessee.

Revised Estimated Project Cost: \$495,000.00
SBC Project No. 126/018-01-01

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DEPARTMENT OF HEALTH

10:16 a.m.

Assistant Commissioner Wendy Long requested action on the following matter.

STATEWIDE

- 1) Assistant Commissioner Wendy Long presented a request for approval to fully plan a project for **Bioterrorism Prevention & Response Initiative**, and selection of a consultant to plan the project. She stated that this project was part of a larger initiative. Comptroller Morgan asked if this was out of the homeland security grant or was it separate. Dr. Long responded that it was related, but was from a different grant coming from the Center for Disease Control. She added that the \$17 million grant funds have to be spent by 2003. Governor Wilder confirmed that this was all federal money and no State dollars would be put into this project. Treasurer Adams asked what they were going to spend the rest of the \$17 million on if only \$1.5 million was going to be spent on facility improvements. Dr. Long gave an in depth explanation of the proposed uses, including rebuilding a public infrastructure. After general discussion, the Commission approved the request to fully plan the project, with the selection of a consultant referred to the Subcommittee, with authority to act.

Estimated Project Cost:	\$1,500,000.00
Estimated Planning Cost:	\$ 200,000.00
<i>SBC Project No.</i>	<i>400/000-01-02</i>

DEPARTMENT OF AGRICULTURE

ELLINGTON AGRICULTURAL CENTER, NASHVILLE, TENNESSEE

- 1) The Commission deferred action on a request for **Master Plan Update** at Ellington Agricultural Center, Nashville, and selection of a designer to plan the project.

Estimated Project Cost: **\$46,000.00**
SBC Project No. *100/000-01-02*

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TENNESSEE BOARD OF REGENTS

10:19 a.m.

Vice Chancellor David Gregory requested action on the following matters.

AUSTIN PEAY STATE UNIVERSITY, CLARKSVILLE, TENNESSEE

- 1) Mr. Gregory presented a request for approval of a revision in funding from \$9,900,000.00 to \$10,447,000.00 (\$ 547,000.00 increase) and acknowledgment of the source of funding for the **New Residential Apartment Complex** at Austin Peay State University in Clarksville, and authorization to award a contract to R. G. Anderson Company of Nashville in the amount of \$8,247,000.00 for the base bid received April 24th, 2002. Speaker Naifeh stated to Mr. Gregory that, if this project was not real pressing, he would like to get a report back from the local legislators surrounding the issue as to where they stand on tax reform. Jerry Preston stated that if they were to try to open in August 2003, every day was critical for this particular project. Speaker Naifeh said that he would still want a report back from the Tennessee Board of Regents on the local legislators as to where they stand on tax reform, if they are supporters of Austin Peay State University. Secretary Darnell stated that this project was funded from School Bond Authority money and not appropriated funds. Commissioner Neel commented that the student fees support the project and student fees are up because of the State's inability to properly fund education. Speaker Naifeh said that he did not want to hold anything up, but would like a report from the local legislators as requested.

After further discussion, the Commission approved the request as presented with the understanding that Tennessee Board of Regents would provide the report as requested by Speaker Naifeh.

Revised Estimated Project Cost:
SBC Project No. 166/003-02-01

\$ 10,447,000.00

UNIVERSITY OF MEMPHIS, MEMPHIS, TENNESSEE

- 1) The Commission voted to defer action for one month on a request for approval of a project and acknowledgment of the source of funding for **Carpenter Student Housing Additions** at the University of Memphis, and selection of a designer to design and supervise the project. Speaker Naifeh added that he wanted to know where each legislator in Shelby and surrounding counties stood on tax reform and requested that Tennessee Board of Regents provide such report.

Estimated Project Cost:
SBC Project No. 166/007-01-02

\$3,650,000.00

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved a request by the general contractor, 101 Construction Company, to change its electrical subcontractor on a project for **Honors College New Construction** at the Middle Tennessee State University in Murfreesboro, from Sandrell Heating & Air, who had withdrawn from the job, to Liberty Construction Company. Speaker Naifeh added that he wanted to know where each legislator in Rutherford and surrounding counties stood on tax reform and requested that Tennessee Board of Regents provide such report.

SBC Project No. 166/009-05-00

DISCUSSION OF BIDS

- 1) **Tennessee State University**
(North Campus Improvements)
SBC Project No. 166/001-02-97
Bid date: 05/08/02
SBC Action: No action required
- 2) **Pellissippi STCC**
(Division Street HVAC Upgrade)
SBC Project No. 166/032-01-00
Bid date: 05/08/02
SBC Action: No action required
- 3) **TN Tech Ctrs- Nashville, Paris, Pulaski**
(Roof, Window, Lighting Replacements)
SBC Project No. 166/000-04-01
Bid date: 05/08/02
SBC Action: No action required

Speaker Naifeh added that he wanted to know where every legislator in Davidson, Knox, Henry and Giles Counties stood on tax reform and asked that the Board provide such report.

UNIVERSITY OF MEMPHIS, MEMPHIS, TENNESSEE

- 1) Mr. Gregory brought up from the floor an emergency request for approval of a project and acknowledgment of the source of funding for **Journalism School Photography Labs Ventilation Corrections** at the University of Memphis, with design services to be provided by the regional consultant. After general discussion, the Commission referred the request to the Subcommittee, with authority to act.

Estimated Project Cost: \$250,000.00
SBC Project No. 166/007-02-02

MILITARY DEPARTMENT

10:37 a.m.

General Wood requested action on the following matters.

NATIONAL GUARD MASTER PLAN, NASHVILLE & SMYRNA, TENNESSEE

- 1) General Wood presented a request for approval of the master plan update for the National Guard Complex at Houston Barracks, Nashville, and the Volunteer Training Site at Smyrna, Tennessee. He stated that the need for this update was generated by new directives and initiatives developed by the National Guard Bureau with specific emphasis on force protection requirements. After general discussion, the Commission approved the update as presented.

Estimated Project Cost: **\$65,000.00**
SBC Project No. 361/000-06-01

NATIONAL GUARD ARMORY, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in the estimated project cost from \$3,600,000.00 to \$3,625,000.00 and a revision in the estimated planning cost from \$390,000.00 to \$415,000.00 (\$25,000.00 increase) of a project for **Renovations/ Additions to Building #100** at the National Guard Complex, Houston Barracks, Nashville, Tennessee.

Revised Estimated Project Cost: **\$3,625,000.00**
Revised Estimated Planning Cost: **\$ 415,000.00**
SBC Project No. 361/067-02-99

- 2) Approved a project and acknowledgment of the source of funding to **Renovate Building #130** at the National Guard Armory Complex, Nashville, with design services to be accomplished in-house by the TNARNG Facilities Engineers with Departmental consultants.

Estimated Project Cost: **\$131,000.00**
SBC Project No. 361/067-01-02

- 3) Referred to the Subcommittee; with authority to act, a request for approval of a project and acknowledgment of the source of funding for **Security System** at Houston Barracks with design services to be accomplished by in-house TNARNG Facilities Engineers and Departmental consultants.

Estimated Project Cost: \$204,000.00
SBC Project No. 361/067-02-02

VOLUNTEER TRAINING SITE, SMYRNA, TENNESSEE

- 1) Approved the Early Design Phase of a project to **Construct a Ready Building** at the Volunteer Training Site, Smyrna, as presented by the TNARNG Facilities Engineers personnel.

Estimated Project Cost: \$1,500,000.00
SBC Project No. 361/079-08-01

NATIONAL GUARD ARMORY, ONEIDA, TENNESSEE

- 1) The Commission acknowledged receipt of a report on a settlement agreement that had been reached between the Military Department and the design architect, Cope & Associates. The agreement was orchestrated by the Military Department attorneys and had been endorsed by the Governor and Comptroller.

SBC Project No. 361/072-01-94

DEPARTMENT OF FINANCE AND ADMINISTRATION

11:07 a.m.

DISCUSSION OF BIDS

- 1) **University of Tennessee at Knoxville**
(Apartment Residence Hall Renovation)
SBC Project No. 540/009-01-02
Bid date: May 7, 2002
SBC Action: No action required

- 2) **Tennessee School for the Deaf**
(Cottage Emergency Repairs)
SBC Project No. 168/007-01-99
Bid date: May 8, 2002
SBC Action: No action required

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on April 11, 2002.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

1. **Cumberland Mountain State Park**
(Restaurant Code Improvements)
Change Order No. 7
Change Order Amount: \$24,220.52
Change Order Percent: 5.93
Cumulative Percent 14.33
SBC Project No. 126/030-01-00
2. **Tennessee School for the Deaf**
(HVAC System Ward Building)
Change Order No. 7
Change Order Amount: \$34,577.38
Change Order Percent: 5.14
Cumulative Percent 12.42
SBC Project No. 168/007-03-99
3. **Department of Safety**
Maury County Driver Testing Center
Change Order No. 11
Change Order Amount: \$11,706.51
Change Order Percent: .86
Cumulative Percent 11.33
SBC Project No. 502/046-01-98
4. **Cumberland Mountain State Park**
(Restaurant Code Improvements)
Change Order No. 8
Change Order Amount: \$6,105.75
Change Order Percent: 1.50
Cumulative Percent 15.82
SBC Project No. 126/030-01-00
5. **TBI**
(Consolidated Facility)
Change Order No. 49
Change Order Amount: \$25,096.00
Change Order Percent: 0.15
Cumulative Percent 10.58
SBC Project No. 500/001-02-96

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Sub-Committee meeting held on April 22, 2002.

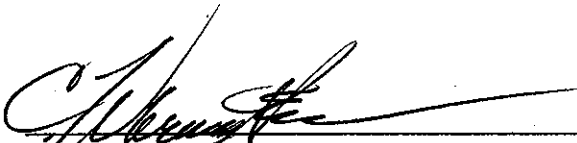
DESIGNER SELECTION LIST

- 1) Designer selections were referred to the Subcommittee, with authority to act.

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There being no further action, the meeting adjourned at 11:08 a.m.

APPROVED BY:



C. Warren Neel, Ph.D., Commissioner
Department of Finance and Administration